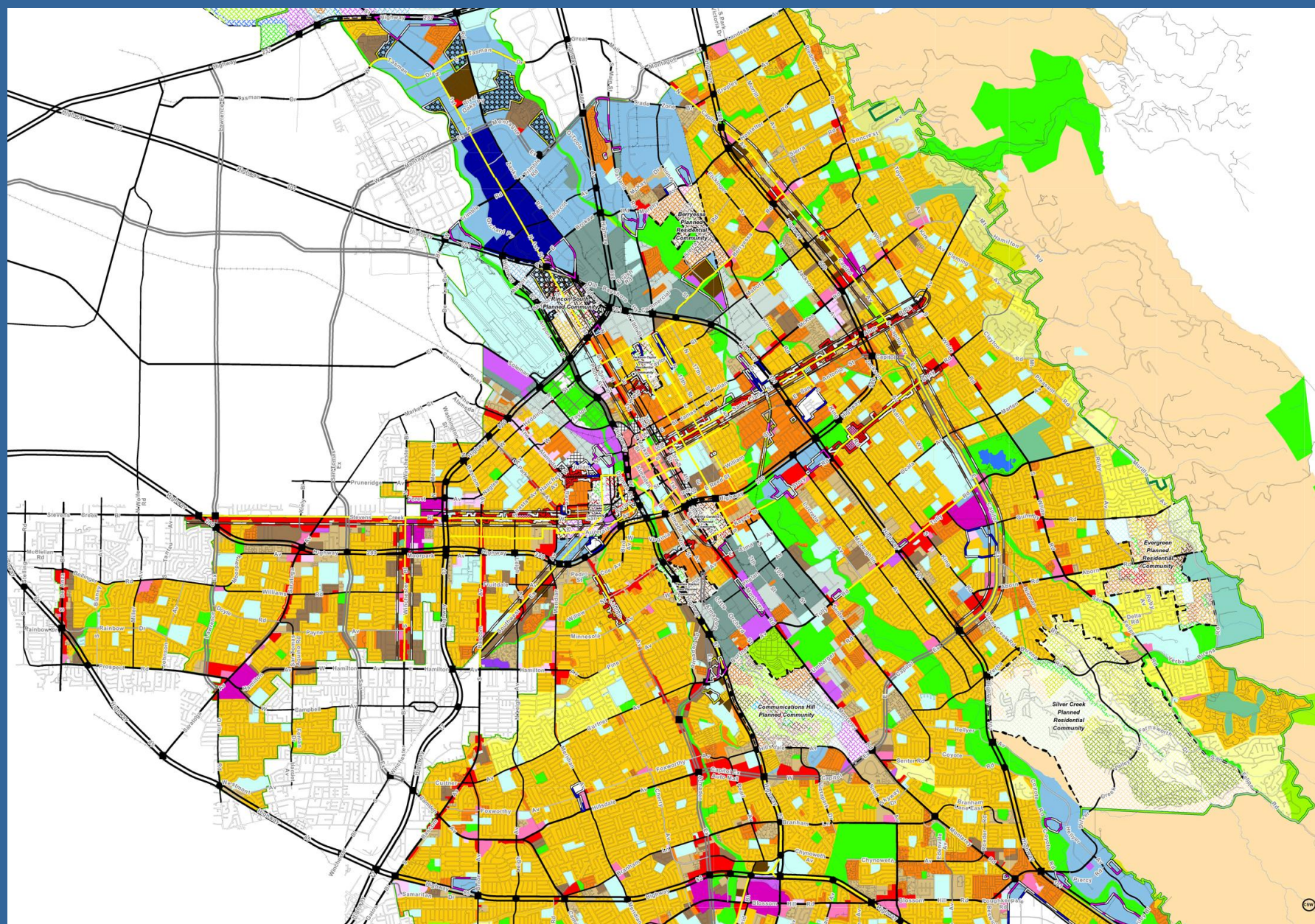


Former San Jose Medical Center Site Land Use – Health Care Study

- Land Use Planning Overview
- Land Use Designations
- Land Use Patterns
- Measuring Land Use Density / Intensity
- Land Use and “Developability”





General Plan Zand Use Designations



- Public Park and Open Space
- General Commercial
- Public/Quasi-Public
- Medium Low Density Residential (8.0 DU/AC)
- Medium Density Residential (8-16 DU/AC)
- Medium High Density Residential (12-25 DU/AC)
- High Density Residential (25-50 DU/AC)
- Office

Scale: 1:3600
1 in = 300 ft



Map Created On:
8/18/2006

Prepared by the Department of Planning, Building, and Code Enforcement
City of San Jose, California

Joseph Horwedel, Acting Director



10th Largest U.S. City

Public/Quasi-Public



Medium Low Density Residential (8 DUA, Typically 1-2 Stories)



High Density Residential

(25 - 50 DUA, Typically 3+ Stories)



General Commercial

(Size/Configuration Varies, Typically 1 Story)



Office

(Size/Configuration Varies, Typically 2+ Stories)



Former San Jose Medical Center Site Land Use – Health Care Study

- Land Use Planning Overview
- Land Use Designations
- Land Use Patterns
- Measuring Land Use Density / Intensity
- Land Use and “Developability”

General Plan Land Use Issues

- Amount/Location of Open Space
- Amount/Location of Residential, Scale, Density
- Amount/Location of Commercial, Scale, Type
- Block Structure/Urban Form (street grid, building orientations, etc)
- Related or Adjacent Land Use(s) Changes?
- Demand for Hospital/Health Care, Alternate Location(s)?
- Land Reserved for Fire Station, Other Public-Quasi Public Facilities?

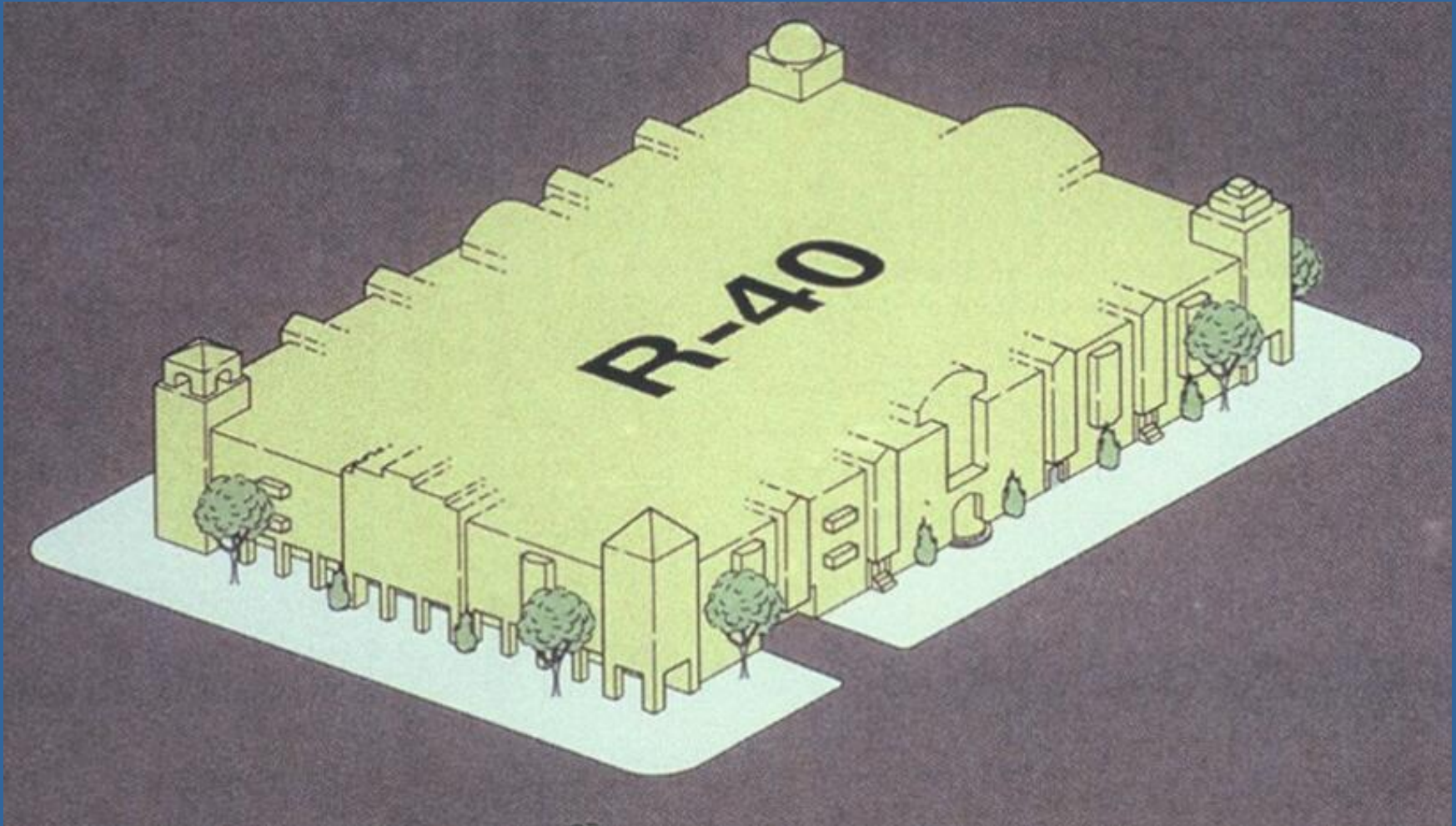
Land Use Concepts Evaluation Criteria

- Addresses Local Health Care Needs – Appropriate for site, consistent with health care demand analysis, etc.
- Supports Neighborhood / NBD – Provides neighborhood-sensitive / neighborhood-oriented uses; e.g., open space, commercial, etc.
- Creates Value for Property Owner – Market-based land uses sufficient to justify development of site.

Former San Jose Medical Center Site Land Use – Health Care Study

- Land Use Planning Overview
- Land Use Designations
- Land Use Patterns
- Measuring Land Use Density / Intensity
- Land Use and “Developability”

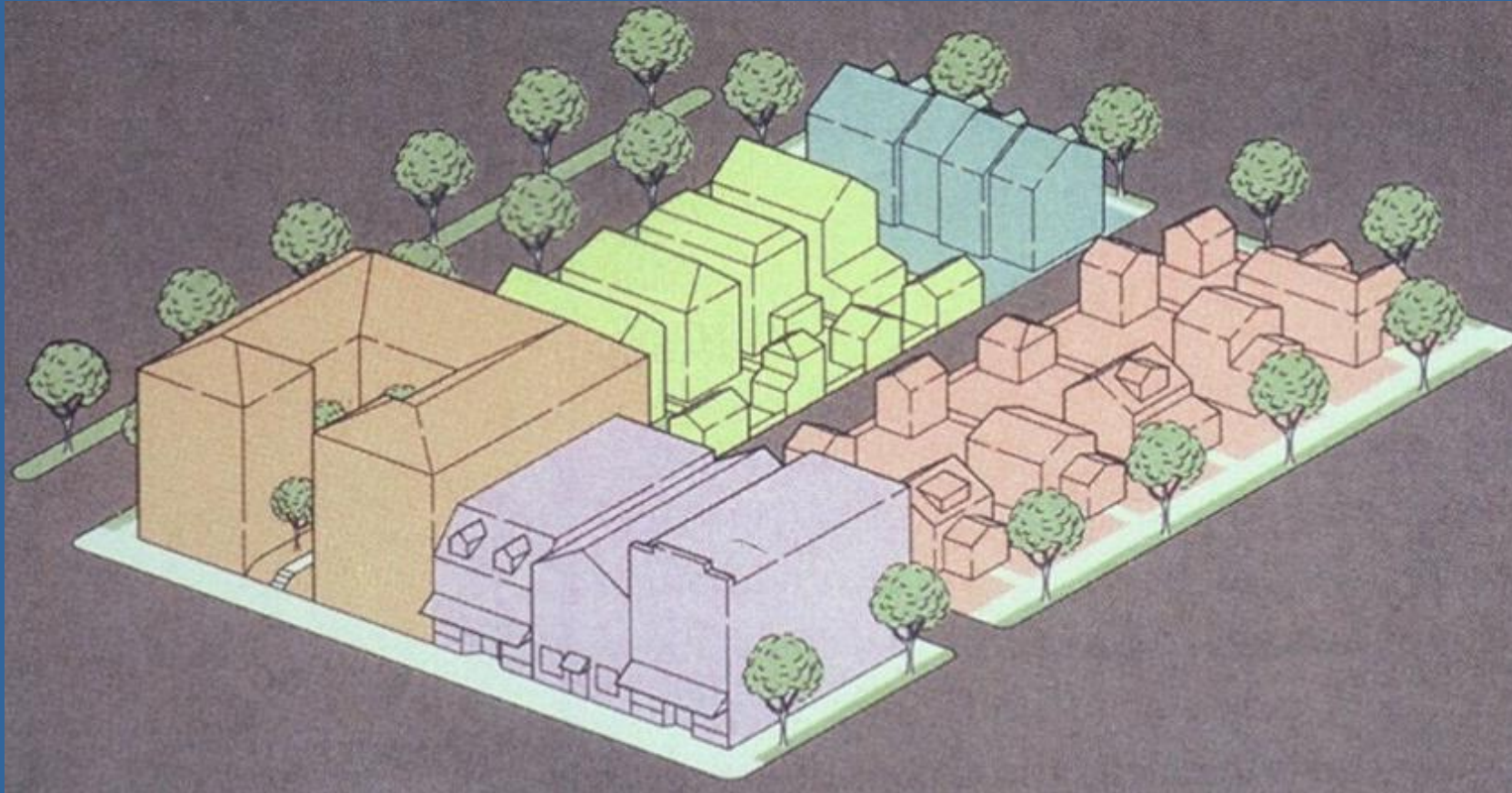
Land Use Patterns – Single Land Use



Land Use Patterns



Land Use Pattern – Mixed Uses



Land Use Pattern – Mixed Side-by-Side

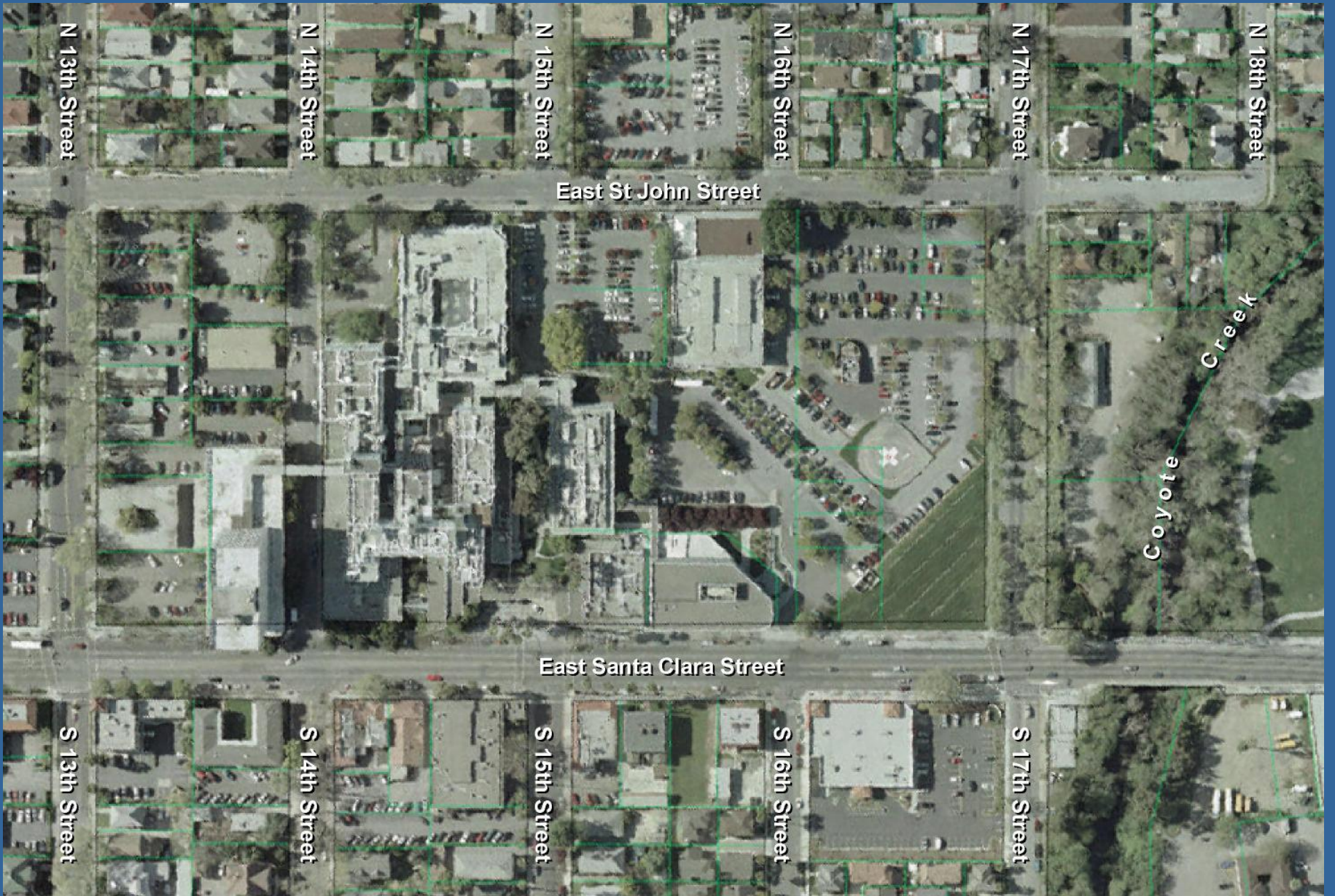


Land Use Pattern – Mixed Vertical & Horizontal



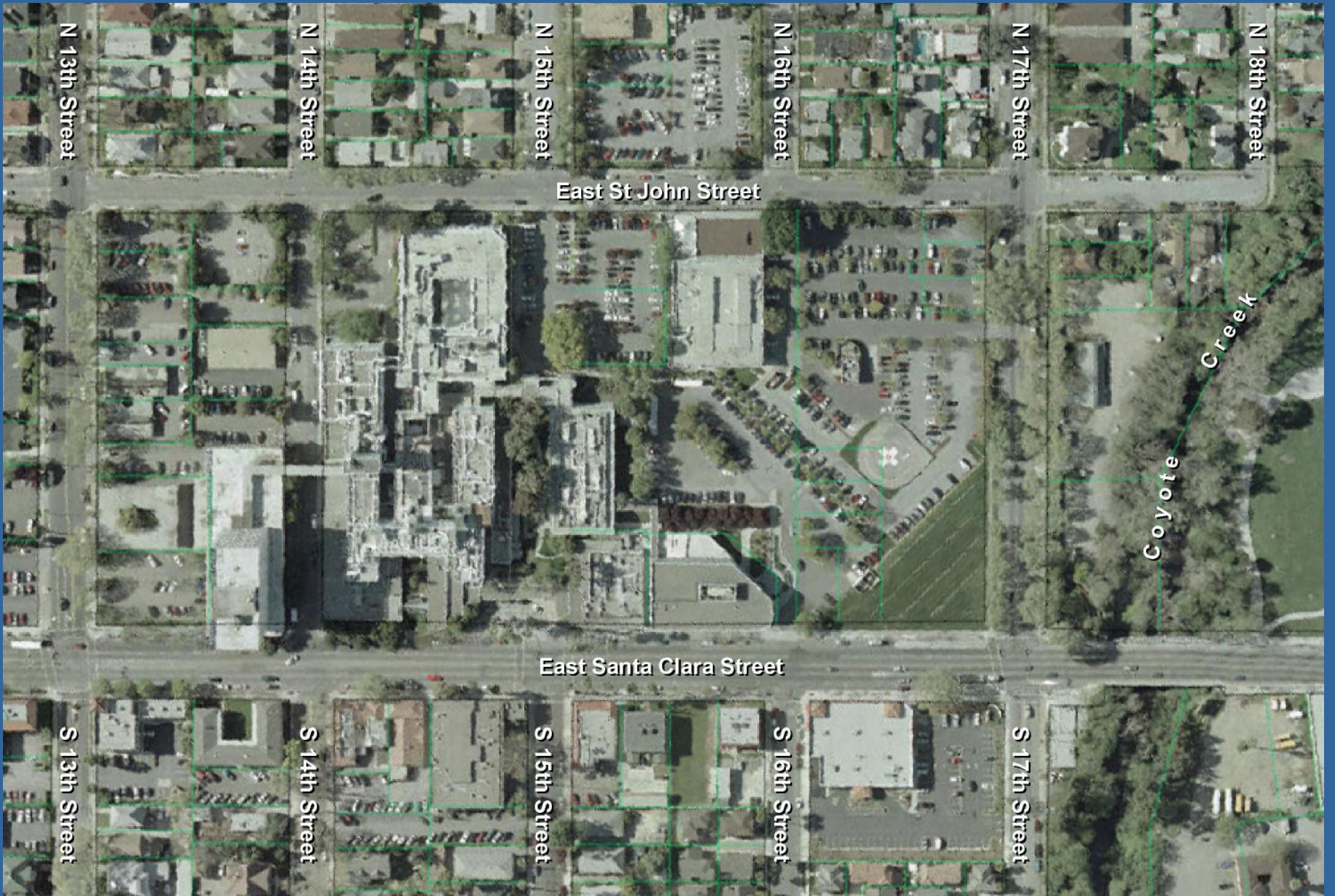
Silicon Valley 2010

Photo Simulation by Urban Advantage / Steve Price









Initial Land Use Concepts?

- Maximum Health Care – Entire site retained as Public/Quasi-Public use for new hospital campus
- Mostly Health Care – Could include CCR, Mixed-Use
- Split Site – $\frac{1}{2}$ / $\frac{1}{2}$ Health Care/Market Development
- Mostly Market – Could include Commercial, Mixed-Use
- Maximum Market-Based – Most likely would be Residential Development, perhaps Mixed-Use



General Plan Zand Use Designations



- Public Park and Open Space
- General Commercial
- Public/Quasi-Public
- Medium Low Density Residential (8.0 DU/AC)
- Medium Density Residential (8-16 DU/AC)
- Medium High Density Residential (12-25 DU/AC)
- High Density Residential (25-50 DU/AC)
- Office

Scale: 1:3600
1 in = 300 ft



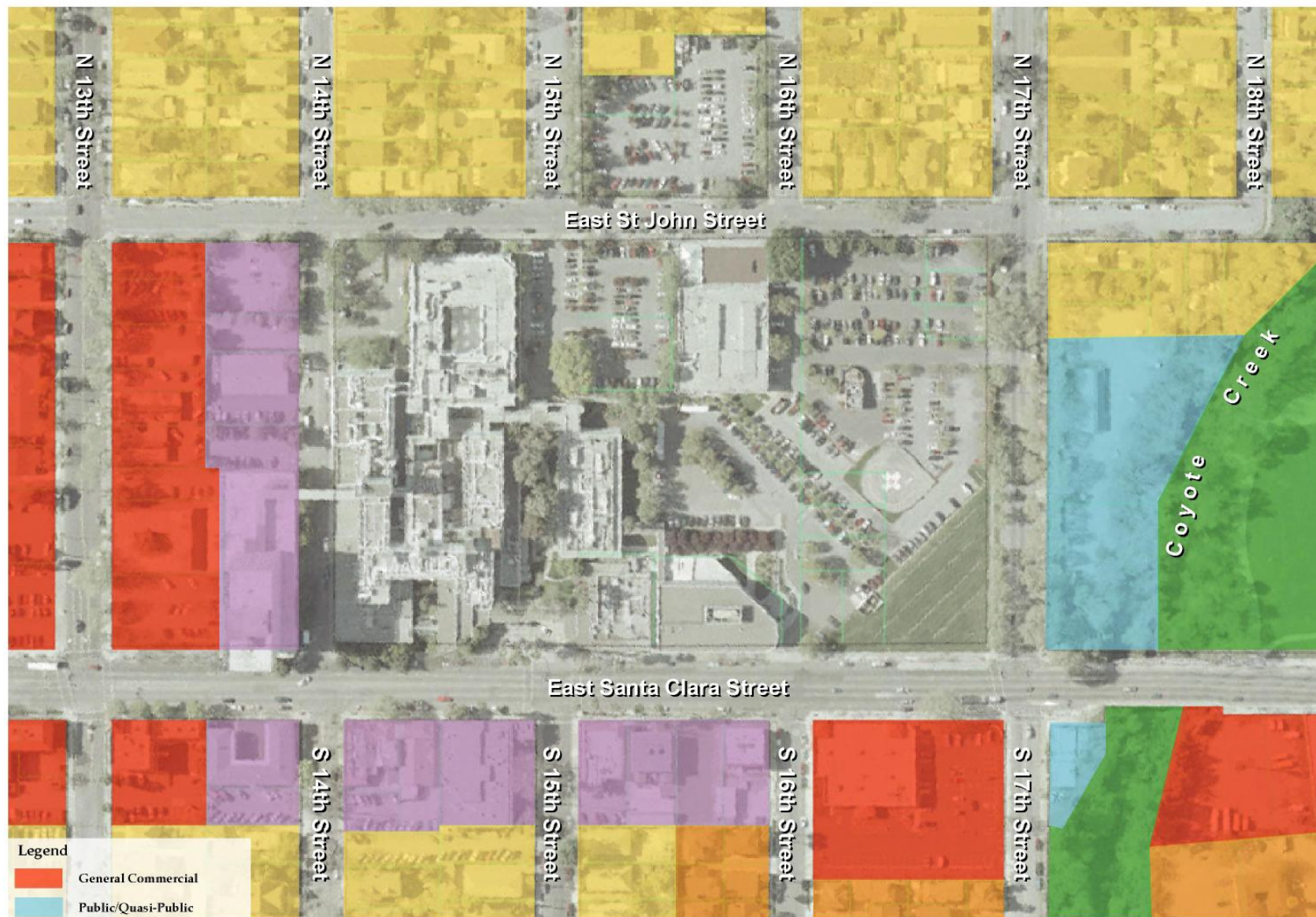
Map Created On:
8/18/2006

Prepared by the Department of Planning, Building, and Code Enforcement
City of San Jose, California

Joseph Horwedel, Acting Director



10th Largest U.S. City

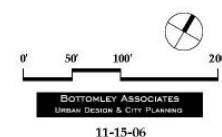


Legend

- General Commercial
- Public/Quasi-Public
- Public Park and Open Space
- Office
- Single Family Residential
- Multi-Family Residential

Land Use Designations

SAN JOSE MEDICAL CENTER SITE - LAND USE STUDY
CITY OF SAN JOSE



11-15-06